

MINUTES
MANSFIELD INLAND WETLANDS AGENCY
SPECIAL MEETING
January 20, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, R. Hall, K. Holt, G. Lewis, B. Pociask, K. Rawn, B. Ryan,
Members Absent: P. Plante
Alternates present: P. Aho, V. Ward, S. Westa
Staff present: Jennifer Kaufman, Inland Wetlands Agent

Chairman Goodwin called the special meeting to order at 7:00 p.m., appointing Ward to act in Plante's absence.

Review of Minutes

12-15-14 Meeting Minutes – B. Ryan moved and R. Hall seconded to approve the minutes of the 12-15-14 meeting as presented. B. Pociask noted that he listened to the audio of the meeting. MOTION PASSED UNANIMOUSLY.

1-14-2015 Field Trip Minutes – B. Ryan moved and K. Holt seconded to approve the minutes of the 1-14-15 field trip after amending the minutes to correct V. Ward's name and the adjournment time to 3:20 p.m. MOTION PASSED with Holt, Ryan and Ward in favor and all others disqualified.

Communications

The Monthly Business Memorandum and Conservation Commission Minutes were noted.

Public Hearings

Niarhakos, 101 East Road, 3-Lot Re-subdivision, IWA File #W1545 – Chairman Goodwin opened the Public Hearing at 7:09 p.m. Members present were J. Goodwin, B. Chandy, R. Hall, K. Holt, G. Lewis, B. Pociask, K. Rawn, B. Ryan, and alternates P. Aho, V. Ward, and S. Westa; V. Ward was seated. Jennifer Kaufman, Inland Wetlands Agent, read the legal notice as it appeared in the Chronicle on 1/14/15 and noted a 1/20/15 letter from Jean Perry Phillips, a 1/15/15 email from Liz Vitullo, an undated letter from George and Jean Norman, a 11/25/14 letter from Mary Harper, a 4/25/14 letter from Donald Aubrey, a 3/13/2014 Soil Test from Geoffrey W. Havens, and a 4/17/14 letter from Robert Thorson. K. Holt MOVED and B. Ryan seconded to continue the Public Hearing to 02-17-2015. MOTION PASSED UNANIMOUSLY.

Guyette, 140 Codfish Falls, 3-lot Re-Subdivision, IWA File #1542 W1545 – Chairman Goodwin opened the Continued Public Hearing at 7:11 p.m. Members present were J. Goodwin, B. Chandy, R. Hall, K. Holt, G. Lewis, B. Pociask, K. Rawn, B. Ryan, and alternates P. Aho, V. Ward, and S. Westa; V. Ward was seated. Jennifer Kaufman, Inland Wetlands Agent, read the legal notice as it appeared in the Chronicle on 1/14/15.

Present was Ed Pelletier of Datum Engineering and Surveying, on behalf of the applicant, who discussed the revised plans which addressed the comments of Director of Planning Linda Painter and Assistant Town Engineer Derek Dilaj. Mr. Pelletier agreed with Dilaj's request for an easement giving the Town a right-to-drain across the northern end of the property, and that it be added to the plans. Mr. Pelletier also agreed that the testimony from this IWA hearing may be entered in the Planning and Zoning Commission record.

Steven Guyette, the applicant, provided a family history of the use of the property and stated that the family intended to keep most of the property as undisturbed forest land, other than the proposed lots.

Quentin Kessel, Codfish Falls Road (member of the Conservation Commission and Open Space Preservation Committee but appearing as an individual), spoke in support of the project, but requested that an open space dedication be included in the plan. Mr. Kessel noted that a common driveway is not a right but a privilege and that it is important to keep the area pristine.

V. Ward MOVED and B. Chandy seconded to close the Public Hearing at 7:31 p.m. MOTION PASSED UNANIMOUSLY.

Old Business:

a. Niarhakos, 101 East Road, 3-Lot Re-Subdivision, IWA File #W1545

Item continued to 02-17-2015 meeting.

b. Guyette, 140 Codfish Falls, 3 Lot Subdivision, IWA File #W1542

The IWA discussed the project, focusing on issues such as the common driveway, drainage easement, and authority of the IWA to require an open space dedication under the circumstances of this application. The IWA requested a legal opinion from its attorney on the statutory language regarding open space dedications in family transactions. A motion will be prepared for the next meeting for possible consideration.

c. Renwood Apartments, 20 Dartmouth Road, New Septic System for Building #20

K. Holt MOVED and B. Ryan seconded to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Renwood Apartments, LLC (File #W1546) for the construction of a new septic system on property owned by the applicants and located at 20 Dartmouth Road as shown on plans dated 10/27/2014 and as described in application submissions.

This action is based on finding of no anticipated significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. All tree debris and stumps shall be removed from the site or placed them no closer than 50 feet from the edge of wetlands; and
3. All construction activity shall occur between October 1 and April 1. If this is not feasible, then all recommendations pursuant to the CT DEEP Natural Diversity Data Base Determination No.: 201411747, dated December 19, 2014, shall be followed to protect the species of concern.

This approval is valid for five years (until January 20, 2020) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

New Business:

a. J-3 Request for Jurisdictional Ruling-166 Moulton Road – Small Scale Waterwheel

Item has been withdrawn.

Reports from Officers and Committees

Inland Wetlands Agent Jennifer Kaufman reported that a field trip is not needed before the next meeting.

Other Communications and Bills: No comments offered.

Adjournment: The Chairman declared the meeting adjourned at 7:33 p.m.

Respectfully submitted,
Katherine Holt, Secretary